



22.9 acres/9.3 hectares

US 183 is 2 miles/3.2 km east

Utilities

Greenfield with Bagdad Road
frontage

Zoning - Local Commercial

Mr. Emmet J. Hawkes
Hawkes & Company Realtors
213 West Figueroa Street
Santa Barbara CA 93101
(805) 966-0891 phone
hawkesco@cox.net
www.ejhawkesrealty.com



22.9 Acres/9.3 Hectares
Bagdad and Municipal Drive

Site 20

Property				
Total Acreage: 26 acres/10.5 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. E	
Location				
City: Leander			County: Williamson	
Address/Directions: In-and-Around the Bagdad Road/Municipal Drive intersection, west of the Westview Meadows subdivision and east of the Vista Ridge subdivision				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 2 miles/3.2 kilometers			Type of Zoning: Local Commercial	
Distance to Interstate Highways: 12 miles/19 km				
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Good		Dimensions: 1,462 x 536 feet/446 x 163 meters (represents the largest tract with six more tracts available)
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on silty and cobbly clay with 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Seven (7) parcels with varied sizes
Improvements				
Rail Served: No			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: several parcels in-and-around the Bagdad Road/Municipal Drive intersection	
Fenced: No			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Office, Commercial, Retail	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 8 inches/20.3 cm Pressure: 44 psi/303 kilopascals		Sewer - Size of Nearest Line: 8 & 12 inches/20.3 & 30.5 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm		Pressure: Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Emmet J. Hawkes	Phone: (805) 966-0891	Facs: Not Available	Email: hawkesco@cox.net	Web Site: www.ejhawkesrealty.com
Sales Price: \$4.00 per square foot submit			Lease Price: Not Applicable	
Comments: Seven commercial lots with two corners located on one of Leander's major north-south corridors. All parcels have Bagdad Road frontage and owner will consider an exchange.				